

**MINUTES  
of the  
FOURTH MEETING  
of the  
CAPITOL BUILDINGS PLANNING COMMISSION**

**November 12, 2013  
Room 309, State Capitol**

The fourth meeting of the Capitol Buildings Planning Commission (CBPC) was called to order by Edwynn L. Burckle, secretary of general services, on November 12, 2013 at 10:12 a.m. in Room 309 of the State Capitol.

**Present**

Edwynn L. Burckle, Secretary of General Services, Co-Chair  
Rep. W. Ken Martinez, Speaker of the House of Representatives, Co-Chair  
Tom Clifford, Secretary of Finance and Administration  
Anne Green-Romig, Designee for Veronica N. Gonzales, Secretary of Cultural Affairs  
Loren Hatch, Designee for Tom Church, Secretary-Designate, Department of Transportation (NMDOT)  
Elaine Olah, Designee for Ray Powell, Commissioner of Public Lands  
Sen. Mary Kay Papen, Senate President Pro Tempore  
Patrick Simpson, Designee for Petra Jimenez Maes, Chief Justice of the New Mexico Supreme Court  
Clarence Smith, Designee for James B. Lewis, State Treasurer

**Absent**

Sen. Stuart Ingle, Senate Minority Floor Leader  
Rep. Thomas C. Taylor

**Staff**

Raúl E. Burciaga, Director, Legislative Council Service (LCS)  
Lisa Sullivan, LCS  
Cassandra Jones, LCS

**Guests**

The guest list is in the meeting file.

**Handouts**

Handouts and other written testimony are in the meeting file.

**Tuesday, November 12**

**Approval of Agenda**

Members of the commission voted unanimously in favor of adopting the agenda.

**Adoption of Minutes**

Members of the commission voted unanimously in favor of adopting the minutes of the October 4, 2013 CBPC meeting.

**Corrections Department Security Upgrades**

Gregg Marcantel, secretary, Corrections Department (NMCD), discussed some history of the NMCD and introduced NMCD staff.

Patrick Castillo, facility manager, NMCD, informed the commission that the NMCD needs capital for security upgrades. Current prison security measures include fences with razor wire, automated sensors, electronic cell doors, video surveillance and perimeter lighting. He referred the CBPC to a graphic depiction of the stun-fence perimeter at the Western New Mexico Correctional Facility (WNMCF). The stun fence is separated into 10 zones that can be isolated and operated independently of one another. Mr. Castillo showed the commission photos of various security measures around several NMCD prisons, including cell doors and control systems.

Tim Oakley, information technology officer, NMCD, told the commission that the current closed-circuit television (CCTV) systems are failing statewide and that the currently used analog technology is outdated. The NMCD is implementing new technology that utilizes power over ethernet (PoE) IP cameras. The NMCD is using as much existing infrastructure as possible to minimize cost and is using a hybrid approach rather than removing all of the old technology and replacing it with new technology at one time. For the past decade, the NMCD has invested in CCTV analog technology and has used multiple 16-channel analog digital video recorders (DVRs) in each facility. This technology captured from one to four frames per second and had a video recording retention time of around 30 days. Mr. Oakley told the commission that analog video is not very clean and that DVRs in facilities have been failing at a high rate, often contributing to a loss in evidence. The agency relies heavily on integrators to troubleshoot and maintain analog equipment, and because of environmental conditions, the typical life expectancy of a DVR in a prison is approximately one year. The NMCD has created a model to follow in the future that implements a unified solution combining video management and analytics into a single networked platform. The model does not require any license renewals or software management requirements. The model leverages current cabling infrastructure to convert current analog cameras to IP and to implement high-definition cameras. The NMCD will be able to use operable analog cameras until they break and then replace them with digital technology. The use of PoE cameras eliminates the need to run additional dedicated power to each camera. Digital cameras can record video at 10 to 15 frames per second, creating a video that is more useful as evidence. The NMCD will also utilize cameras that provide 180-degree or 360-degree viewing coverage in certain areas in order to help eliminate the need for multiple cameras to ensure

proper coverage. New technology was purchased for and implemented at the central office and the Central New Mexico Correctional Facility (CNMCF) in 2013. Additional gateways, storage and cameras need to be purchased for certain areas at the CNMCF as well as at other prisons around the state. Mr. Oakley discussed the costs and benefits of replacing the old technology.

Aurora Sanchez, deputy secretary, NMCD, referred the commission to pictures of other capital projects at prisons around the state. Mr. Castillo told the commission that prisons around the state have many roofing problems and discussed current roof projects.

Members of the commission asked questions about and discussed: certain security measures; the use of audio recordings in the prisons; video storage; 2014 budget requests for security upgrades and new technology; and the leveraging of state funds.

### **Corrections Department — Los Lunas Campus**

Ms. Sanchez informed the commission that the NMCD proposal for the Los Lunas Training Center Campus would include a multi-use campus with offices for staff, including the Los Lunas probation and parole staff, which is currently in leased space, offender management services staff, security threat management staff, office of professional standards staff and recidivism reduction staff. The campus would also house recovery programs for men and women, transition housing, vocational and reentry programs and satellite offices for other agencies. The NMCD proposes a phased occupation schedule by which staff offices would be occupied during phase 1, the men's recovery academy expansion would occur during phase 2, men's and women's transitional housing would be provided during phase 3 and reentry programs for offenders would be provided during phase 4. An architect from the Facilities Management Division (FMD) of the General Services Department (GSD) is working on an office layout for staff occupation. The NMCD and FMD staff are working on cost estimates for necessary building changes or infrastructure upgrades. Ms. Sanchez told the commission that NMCD inmates are currently cleaning up the grounds and the buildings at the campus.

CBPC members asked questions about and discussed: agencies that currently occupy the Los Lunas Campus; how agencies could work together when located centrally; existing infrastructure at the campus; community input; and NMCD services that might be provided at the campus.

### **General Services Department Update**

Pam Nicosin, deputy director, FMD, GSD, told the commission that the FMD is responsible for 6.6 million square feet of space in New Mexico and that FMD buildings are in various states of disrepair. A 2009 facility assessment identified \$476.8 million in project cost requirements, including state buildings that are at the end of their life cycles on infrastructure and building systems. The average age of buildings under FMD jurisdiction is 44.6 years, and many facilities suffer from deferred maintenance, which results in a reactive approach to building and equipment repairs. The GSD's fiscal year 2014 budget requests include \$4.5 million for statewide repairs, \$3 million for building repairs, \$900,000 for assessments, planning, design and renovations and \$1.4 million for facility condition assessments. The FMD's first priority is \$10

million for repairs, renovations and deferred maintenance. Ms. Nicosin reviewed a list of statewide priority projects, including several Department of Public Safety sites, heating, ventilation and air conditioning units, roofs and unforeseen emergencies. Ms. Nicosin discussed past appropriations to the FMD for statewide use, including approximately \$3.5 million in 2010, \$4 million in 2011, \$500,000 in the 2012 special session and \$4.5 million in 2013. Other FMD priorities include demolition of several buildings statewide and \$2 million for architectural and engineering services to provide planning and pre-design to investigate facility alternatives for public service delivery and to assess which alternative best solves a specific problem and at what cost. The FMD is proposing legislation related to the naming of public buildings.

CBPC members asked questions about: proposed funding for architectural and engineering services; how design and construction costs for projects are estimated; staffing levels at the FMD; and project delivery systems.

### **Infrastructure Capital Improvement Plan (ICIP) Matrix and Decision Process**

Linda Kehoe, analyst for the Legislative Finance Committee (LFC), told the commission that the capital outlay capacity for 2014 includes \$186.1 million from senior severance tax bonds, an amount \$37.5 million less than in 2013, and \$165 million from general obligation bonds. Of that capacity, \$232.2 million has been earmarked for public school construction, water projects, tribal infrastructure and colonias infrastructure. On average, state agencies generally request \$700 million to \$800 million for capital outlay, and local political subdivisions generally identify approximately \$1.2 billion for top-priority needs such as water, wastewater, roads and public health and safety facilities. Ms. Kehoe told the commission that, to date, five major departments are requesting \$120.7 million for completion of projects and to address critical health and safety issues. Based on LFC staff tracking, over \$150 million is needed to complete or continue phased and ongoing projects at state facilities. The NMDOT did not submit an ICIP request due to a decline in State Road Fund revenues. Ms. Kehoe told the commission that the special schools are requesting over \$300 million for new buildings or major renovations. During the coming days, LFC staff will develop a framework of proposed funding to present to the LFC. The LFC will review staff proposals in December. Ms. Kehoe told the commission that there is no real process for assessing local projects. A sampling of projects showed that, generally, local projects do not have enough money to go forward.

Debbie Romero, bureau chief, Capital Outlay Bureau, Department of Finance and Administration, told the commission that over the next five years, she believes that New Mexico will have more than \$4 billion for state and local capital outlay projects, which she believes is sufficient to meet the critical infrastructure needs of the state if the money is spent prudently. She told the commission that the state has an opportunity to address the long-standing weaknesses in state capital outlay. She told the commission that the state needs to improve planning and prioritization, conduct facility condition assessments, inventory capital assets and identify and fund operating and maintenance costs.

CBPC members asked questions about and discussed: the expertise of agencies and localities while going through the ICIP process; how projects are prioritized; available funding;

the bonding process; various local and state projects; allocated capital outlay money that is unexpended; and critical projects.

### **Behavioral Health Facility Master Plan for Human Services Department (HSD) Substance Abuse Treatment Centers**

Brent Earnest, deputy secretary, HSD, told the CBPC that there is a substance abuse treatment center in Los Lunas that opened in 2012. It is an outpatient center and was envisioned as the first phase of a project that would eventually include residential treatment centers for men and women. Money has been allocated in recent years, but not enough to complete the expansion. He told the commission that other treatment facilities in the state need to be assessed in order to determine whether or not the Los Lunas treatment center should be expanded.

Secretary Burckle reminded the CBPC that at earlier CBPC meetings, the CBPC discussed directing Architectural Research Consultants (ARC) to assist the HSD and Department of Health (DOH) to assess the state's treatment facilities and create a behavioral health facility master plan. Mr. Burciaga told the commission that ARC could perform the work under its current contract at the direction of the CBPC. Members of the commission asked questions about the scope of work. Secretary Burckle directed ARC to put together a short proposal of contractual objectives and proposed budget for assisting with master planning and submit it to LCS staff for distribution to CBPC members.

### **DOH — New Mexico Behavioral Health Institute's Meadows Project**

Michael Browne, infrastructure manager, DOH, told the CBPC that the Meadows project is in phase 2 and that phase 3 has been included in the department's ICIP request for 2014. The project has 180 total beds. The total project cost to date is approximately \$38 million, and the department is requesting an additional \$23 million for phase 3.

CBPC members discussed and asked questions about the projects.

### **State Records Center and Archives Expansion and Renovations**

Linda Trujillo, deputy state records administrator, State Records Center and Archives, told the CBPC that all of the center's facilities are full. The center has submitted an expansion request to double the Santa Fe facility and enlarge the archives to allow another 41,000 linear feet in high-density shelving. The expansion request is based upon a five-year study that was done and it is projected that the new space will last until at least 2034. The center has also requested funding to double the storage capacity in Albuquerque and install new shelving. The center will need a little over \$11 million to complete the expansion.

CBPC members asked questions about and discussed: disposal of records; time lines for disposal; records and archives storage; the authority of staff to dispose of records; reviews and audits of records that can legally be destroyed; digital storage; cost of transferring to digital storage; agencies waiting for space; capacity of the records and archives center; and leased space in Albuquerque.

**ARC Update**

John Petronis, ARC, informed the commission that ARC has engaged in two different activities since the last meeting: updating the building inventory and preparing a proposal to update space standards. Mr. Petronis told the commission that a few agencies still have not responded to requests for reviewing agency information regarding the building inventory and that ARC is working to acquire the most comprehensive information as soon as possible. He also reminded the commission that at the October CBPC meeting, the commission directed ARC to review space standards and prepare a proposal for updates. The proposal assumes that standards can be simplified and adapted to best industry practices. Mr. Petronis discussed certain preliminary proposals. He told the CBPC that ARC would like to develop a preliminary proposal to review in two workshops and, based on the result of the workshops, to present to the commission. The effort would cost approximately \$20,200 and would take three to four months to complete. Senator Papen moved to allow ARC to continue with the work. The motion was seconded by Ms. Olah and passed without objection.

**Adjournment**

Members of the commission discussed future meetings and topics for discussion. There being no further business, the fourth meeting of the CBPC for the 2013 interim adjourned at 2:39 p.m.